



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, MSC #62

Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

September 30, 2009

Mr. Edward L. Donohue
Donohue & Blue PLC
801 North Fairfax Street, Suite 209
Alexandria, VA 22314

RE: SPEX 2009-0030 & CMPT 2009-0009 CWS - Exit 5 Claiborne Parkway

Dear Mr. Donohue:

This letter serves to inform you that the above referenced application has been reviewed for minimum checklist submission compliance. The following material has not been provided or needs to be clarified before the application can be officially accepted for processing:

1. Please provide an original signature for the Property Owner(s) Toll Road Investors Partnership II LP on the Land Development Application form.
2. Thank you for submitting the Disclosure of Real Parties. Please clarify the name of the Partners of Macquarie Infrastructure Partners Canada, L.P. The General Partner of Macquarie Infrastructure Partners **GP Canada** Limited is listed as such but under the corporation disclosure for this corporation it is shown as Macquarie Infrastructure Partners **Canada GP** Limited. Either there is an additional company or the name has a typographical error.
3. Please make the following revisions to the Statement of Justification. Include in the introduction the applicant submits this Statement of Justification in support of its request for a Special Exception and Commission Permit. Revise the Nature of the Request to state the application is to construct a 150-foot monopole and 5-foot lightning rod. Revise the Zoning Classification of the entire Property to include AR-1, JLMA-20, PDH-3, PDH-4, PD-IP, PD-OP, PDTRC, R-1, R-16, TR-10 and Towns zoning districts. Delete the zoning districts PDIP, R-1, and PDH4 that are specific to the proposed facility in that same paragraph.
4. On page 3 of the Statement of Justification, several zoning districts are listed permitting telecommunication facilities by special exception approval. The list is incorrect as some of the districts do not permit the use and others place conditions on the location of the use.
5. Please re-identify with lettered items each performance criteria that correspond to the General Performance Criteria Considerations of Section 5-618(B)(3). These lettered item responses as listed are difficult to correspond to the criteria listing.

6. Re-order plat sheets within the plat package to follow the Sheet Index.
7. Please delete on all plat sheets the revision dates and comments within the Submittal Block.
8. Revise on all plat sheets all narrative descriptions and tables to include the project's description to install a 150-foot monopole and 5-foot lightning rod.
9. Add a note to Sheet Z-3 Site Survey to state there are no existing or proposed wells and septic systems within the project area.
10. Label 5-foot contour lines with elevation annotation on Sheet Z-3 Site Survey.
11. Label Sheets Z-3 Site Survey and Z-4 Special Exception Plat the proposed 12-foot wide gravel access driveway.
12. Revise Sheet Z-4 Special Exception Vicinity Area the MCPI Numbers and complete list of zoning districts of the subject parcel. The subject parcel is identified by three MCPI Numbers 234378457000, 234378457001, and 234378457002.
13. Revise Sheet Z-5 Special Exception Plat to show the limits of the proposed Special Exception area and to include an area in total square feet.
14. Revise all plat sheets where the legend identifies the boundary line – parent parcel. This line is a parcel boundary and should be labeled accordingly.
15. Revise Sheet Z-5 Special Exception Plat inset area to clarify the east-west property line with bearing and distances shown south of the proposed facility. Current county GIS records do not include this parcel boundary line.
16. Remove Sheets Z-8 Grading, Erosion and Sediment Control Plan, Z-9 Culvert Drainage Area and Calculations, as this information is not required for Special Exception or Commission Permit application types.
17. Revise Sheets Z-10 Landscape Plan and Z-4 Special Exception Plat to show the 8-foot security fence that will surround the monopole. Show fence and type.
18. Please submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held. (Checklist Item M.)
19. Please submit two (2) sets of pre-printed address/mailling labels with mailing addresses of all adjacent property owners.

Please submit three hard copies of the revised Statement of Justification and Plat package. Once this information is submitted, the application will again be reviewed for compliance with the minimum submission checklists. Should you have any questions regarding the review and processing of your application, please feel free to contact me at 703-737-8446 or by email wini.polis@loudoun.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wini Polis', with a long, sweeping horizontal stroke extending to the right.

Wini Polis, Planner
Land Use Review

Cc: Van Armstrong, Land Use Review Program Manager, Department of Planning